

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
AUGUST 23, 2012**

Town of Bedford
Bedford Town Hall
Lower Level Conference Room

PRESENT: Angelo Colasante, Chair; Kenneth Gordon, Vice Chair; Brian Gildea, Clerk; Jeffrey Dearing; Steve Henning

ABSENT: Jeffrey Cohen; Carol Amick; Todd Crowley

Mr. Colasante introduced himself and read the emergency evacuation notice. The Zoning Board of Appeals (ZBA) members and ZBA assistant introduced themselves.

PRESENTATION: Mr. Gildea read the notice of the hearing.

PETITION #007-13 – Hongji Bai and Mengshu Hsu, 34 Woodland Road, seek a Special Permit per Sections 7.1.2 and 7.1.4 of the Zoning By-Law to add second floor to house.

Mr. Bai and Ms. Hsu introduced themselves and explained that they would like to add a second floor to their existing 1 ½ story house, turning it from a Cape to a Colonial. Ms. Hsu noted stated that there would be nothing changing about the garage itself, except that they propose adding a breezeway between the house and the garage. Ms. Hsu noted that several other homes in the neighborhood have done projects very similar to this one, and in some cases have been approved by the Zoning Board.

Mr. Gordon asked whether the addition would include an attic. Ms. Hsu replied that it would have an attic, but the attic would only be used for storage and would not be finished.

Mr. Colasante talked with the applicants about the floor plan. Ms. Hsu said that the floor layout included in the application packet may not be the final plan, as they may shift some of the rooms around. Mr. Colasante said the floor layout itself didn't matter to the Board members, but if the Special Permit were approved, the 32' x 24' dimensions would be approved, so that could not change. Ms. Hsu said she understood that, and they would not alter those dimensions.

There was discussion about the height of the proposed addition, and the Board members concluded that the height would be well below the 37 feet allowed under the Zoning By-Law.

Mr. Henning asked whether the breezeway was existing or would be new. Ms. Hsu explained that there is an existing breezeway between the house and the garage, and they were just deepening it to allow a door from the garage into the breezeway/house.

Mr. Henning asked whether the breezeway roof, depicted as flat on the drawings, was correct, and if they would be adding a pitched roof. The applicants confirmed it was flat and would remain so.

Mr. Colasante opened the hearing to the public. He read into the record a letter of support from Jeffrey Cohen, of 17 Houlton Street, signed and dated August 23, 2012. He also added into the record a list of signatures from neighbors in support of the application.

With no comments or questions from those in attendance, Mr. Colasante closed the public hearing.

DELIBERATIONS:

Mr. Colasante said this project required a Special Permit, and the two conditions of a Special Permit were that the project was not detrimental or injurious to the neighborhood and was in keeping with the intent and purpose of the By-Law. He said that he felt this project met those two conditions. Mr. Gordon said the proposed addition looked very attractive and would be consistent with the other homes in the neighborhood. The other Board members agreed.

MOTION:

Mr. Gildea moved to grant Hongji Bai and Mengshu Hsu, 34 Woodland Road, a Special Permit per Sections 7.1.2 and 7.1.4 of the Zoning By-Law to add second floor to house, substantially as shown on Exhibits A through E.

Mr. Dearing seconded the motion.

Voting in favor: Colasante, Gordon, Gildea, Dearing, and Henning

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

Mr. Colasante explained that the Board has 14 days to write a decision, after which time there is a 20-day appeal period. The applicant is then responsible for getting the decision recorded at the Registry of Deeds. Once the decision is recorded, the applicant may apply for a Building Permit at the Code Enforcement Department.

BUSINESS MEETING:

The Board discussed the traffic study of the Travelodge site at 185 Great Road, in preparation for the forthcoming ZBA meeting.

MOTION:

Mr. Henning moved to adjourn the meeting.

Mr. Dearing seconded the motion.

Voting in favor: Colasante, Gordon, Gildea, Dearing, and Henning

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

The meeting adjourned at 8:10 PM.

Angelo Colasante, Chair

Date

Respectfully Submitted,

Scott Gould
ZBA Assistant